

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE EAST WEDDELL RESIDENTIAL PROJECTS

The City of Sunnyvale is preparing an Environmental Impact Report (EIR) for the East Weddell Residential Projects ("project") in the City of Sunnyvale, California. The California Environmental Quality Act (CEQA) requires that the City conduct environmental review of the project, which has the potential for resulting in a direct physical change in the environment. The City is the "Lead Agency" for the project and is the public agency with the principal responsibility for approving and carrying out the project. The City has determined that an EIR will be the required CEQA document for the project. The City has prepared an Initial Study (Environmental Checklist) to evaluate those issues for which it has been determined that the project would not have a significant effect on the environment. The Initial Study is either attached, or may be obtained from the City (using the contact information below), or may be downloaded from the City's website at www.sunnyvaleplanning.com.

The City is issuing this Notice of Preparation (NOP) to invite comments on the scope and content of the EIR prior to its preparation. This NOP is being sent to local agencies and other interested parties. When the Draft EIR is published, it will be sent to all parties who respond to this NOP or who otherwise indicate that they would like to receive a copy of the Draft EIR.

RESPONDING TO THIS NOP: Responses to this NOP and any related questions or comments regarding the scope or content of the Draft EIR, must be directed in writing to Ms. Noren Caliva-Lepe, City of Sunnyvale Department of Community Development. **Mailing Address:** 456 West Olive Ave., Sunnyvale, CA 94088-3707; **Physical Address:** Same as mailing address; **Email Address:** ncaliva-lepe@sunnyvale.ca.gov.

Comments on the NOP must be received at the above mailing or email address within 30 days of receipt of this notice, or **before June 1, 2013, at 5:00 p.m.** Please reference the project title shown below in all correspondence.

At a minimum, responses to this NOP should focus on the potentially significant environmental effects that the project may have on the physical environment, ways in which those effects might be minimized, and potential alternatives to the project that should be addressed in the EIR. This focus aligns with the purpose of the EIR to inform the public about these factors of the project.

PROJECT TITLE: East Weddell Residential Projects

PROJECT LOCATION: The project includes the Raintree site at 520-592 East Weddell Drive and the Sares Regis site at 610-630 East Weddell Drive, Sunnyvale, CA. The two sites are just north of State Highway 101 near its interchange with North Fair Oaks Avenue.

PROJECT SPONSOR: Raintree Partners (Raintree site) and Sares Regis Group of Northern California, LLC (Sares Regis site)

LEAD AGENCY: City of Sunnyvale Department of Community Development

EXISTING CONDITIONS: The new residential projects would replace existing office/industrial buildings on both sites. These sites are now developed with one-story buildings, parking, and landscaping.

PROJECT DESCRIPTION: The overall project includes the following components:

- General Plan amendments for two sites
- Rezoning for two sites
- Special Development Permits
- Potential Vesting Tentative Maps
- Modifications to the Tasman/Fair Oaks Area Pedestrian and Bicycle Circulation Plan

- San Francisco Public Utilities Commission (SFPUC) approval of improvements to the John W. Christian Greenbelt

While the “project” is defined as the two development projects combined, separate development applications will be processed for each project and decisions on the General Plan amendments and rezonings could be independent of each other. The two development projects are located in a portion of Sunnyvale now occupied by residential, commercial, and industrial buildings. This area of Sunnyvale is undergoing a transition from industrial uses to residential uses. Several parcels have already transitioned to residential uses and only a few industrial parcels remain.

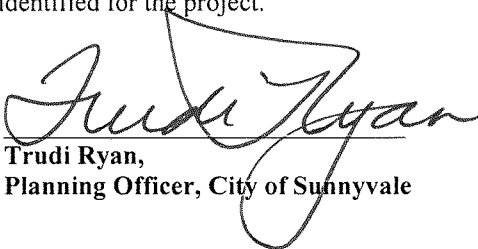
The applicant for the Sares Regis project proposes to construct one four-story residential building. The majority of the building would be less than 55 feet tall with one tower element that may reach 55 feet. The project would contain 205 residential apartments, a four-story parking garage, and associated common area with landscaping and amenities. Apartments would range in size from 575 square feet to 1,400 square feet and would include one-, two-, and three-bedroom units. The total gross square footage (gsf) of the residential building would be approximately 280,000 square feet and the gross square footage of the garage (Type I concrete construction) would be 135,000 square feet. The proposed base density would equate to 36.3 dwelling units per acre (du/ac). With an additional 35-percent density bonus allowed for affordable housing pursuant to the State density bonus law (Government Code Section 65915) and a 5-percent density bonus for green building pursuant to City regulations, the density would be 50.7 du/ac, or a total of 205 units for the 4.04-acre site.

The development project on the Raintree site proposes the construction of 465 residential apartment units within eight buildings. The units would be designed as stacked flats (single-story units with a common access hallway) in a variety of building types. The building types would include “wrap” buildings in which the units would surround one or more sides of a parking structure, “tuck-under” buildings in which units would be located above parking, and “on-grade” buildings in which residences would be located on the first floor with parking available in adjacent on-grade parking fields. The eight buildings would range in height from three to four stories, using Type V (wood frame) construction for the residential units and Type I (concrete) construction for the structured parking. A mixture of studios, one-bedroom and two-bedroom units is planned, with an average unit size of approximately 1,000 square feet. Total gross building square footage would be 901,870 square feet (including garages). The proposed base density would equate to 36.3 du/ac. With density bonuses for affordable housing and green building, the density would be 38.6 du/ac, or a total of 465 units on the 12.04-acre site.

Pursuant to a Sunnyvale City Council action initiating General Plan amendment studies for both sites, the EIR also will address a maximum buildout (referred to as the “Full Buildout Scenario”) of 938 units for the two sites (259 units at the Sares Regis site and 679 units at the Raintree site).

PROBABLE ENVIRONMENTAL EFFECTS: The EIR will address the following potential environmental effects: Aesthetics, Air Quality, Biological Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Public Services, Recreation, Transportation/Traffic, Utilities and Service Systems, and Energy. The EIR will examine project and cumulative effects and a reasonable range of alternatives to the project that may be capable of reducing or avoiding potential environmental effects that may be identified for the project.

April 30, 2013
Date


Trudi Ryan,
Planning Officer, City of Sunnyvale